



## Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the December 5, 2022 APC Meeting

*Presented for approval: November 21, 2022*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Monday, December 5, 2022 at Westfield City Hall.

*Active links for this meeting:*

[December 5, 2022 APC Agenda & Exhibits](#)

[December 5, 2022 YouTube Video](#)

### **OPENING OF MEETING**

[You Tube Time: 0:13](#)

#### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Ginny Kelleher and Andre Maue.

**City Staff Present In-Person:** Kevin Todd, Director and Ryan Collingwood, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Ashley Ulbricht with Taft Stettinius & Hollister LLP.

### **APPROVAL OF MINUTES**

Spoljaric motioned to approve the November 21, 2022 APC Minutes as written.

Burkman seconded. Motion passed. Vote 7-0.

### **REVIEW RULES AND PROCEDURES**

Collingwood reviewed APC rules and procedures.

### **CONSENT AGENDA ITEMS**

[YouTube Time: 4:08](#)

#### **2107-DDP-28**

##### **Outback Storage**

*North side of Tournament Trail, west of Ditch Road*

Premier Storage Westfield, LLC by Church Church Hittle + Antrim requests Detailed Development Plan approval of 12 self-storage buildings on 5.04 acres +/- in the Gristmill Crossing Commercial Area of the Springmill Trails PUD District.

*(Planner: Pam Howard - phoward@westfield.in.gov)*

#### **2210-DDP-31**

##### **10:10 Westfield (Medical Office)**

*17407 Carey Road*

Kimley-Horn and Associates requests Detailed Development Plan review for a 10,035 SF Medical Office building on 1.31 acres +/- in Area C of the Oak Manor Planned Unit Development District.

*(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)*

McCarty motioned to approve the Consent Agenda items.

Schmitz seconded. Motion passed. Vote 7-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

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## **ITEMS OF BUSINESS**

### **Plan Commission Order 22-03**

[YouTube Time: 4:49](#)

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Eastside Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

*(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)*

Staff presentation.

Deck motioned to Approve Plan Commission Order 22-03.

McCarty seconded. Motion passed. Vote 7-0.

### **Plan Commission Order 22-04**

[YouTube Time: 7:56](#)

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

*(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)*

Staff presentation / APC comments.

Schmitz motioned to Approve Plan Commission Order 22-04 with the exceptions as presented.

Spoljaric seconded. Motion passed. Vote 7-0.

## **PUBLIC HEARING ITEMS**

### **2212-CPA-01 [PUBLIC HEARING]**

[YouTube Time: 12:53](#)

The City of Westfield requests an amendment to the Westfield-Washington Township Comprehensive Plan to update the Park and Recreational Impact Fee Zone Improvement Plan.

*(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd – ktodd@westfield.in.gov)*

### **2212-ZOA-04 [PUBLIC HEARING]**

[YouTube Time: 12:53](#)

Park Impact Fee; The City of Westfield requests a public hearing on the Park and Recreational Impact Fee Ordinance.

*(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)*

Staff presentations / APC Comments.

Joint Public Hearing for 2212-CPA-01 & 2212-ZOA-04 opened at 7:20 p.m.

- No public comments.

Joint Public Hearing for 2212-CPA-01 & 2212-ZOA-04 closed at 7:22 p.m.

APC Comments / Staff responses.

Deck motioned to approve 2212-CPA-01 as presented.

Schmitz seconded. Motion passed. Vote 7-0.

McCarty motioned to forward 2212-ZOA-04 to the City Council with a positive recommendation.

Deck seconded. Motion passed. Vote 7-0.

## **2212-ZOA-05 [PUBLIC HEARING]**

[\*YouTube Time: 25:57\*](#)

The City of Westfield requests a public hearing on the Road Impact Fee Ordinance.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov) - Presented by Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

Staff presentations.

Public Hearing for 2212-ZOA-05 opened at 7:30 p.m.

- No public comments.

Public Hearing for 2212-ZOA-05 closed at 7:32 p.m.

APC comments / Staff responses.

McCarty motioned to forward 2212-ZOA-05 to the City Council with a positive recommendation.

Burkman seconded. Motion passed. Vote 7-0.

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2108-PUD-21 [CONTINUED]**

#### **Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

### **2111-PUD-27**

#### **TowneRun PUD [CONTINUED]**

*Northwest corner of Towne Road and West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

*(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

### **2207-PUD-13 [CONTINUED]**

#### **Woods Robinson Briggs PUD Amendment II**

*Generally at 904 East 191st Street*

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

*(Planner: Weston Rogers - [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))*

### **2209-ZOA-03 [CONTINUED]**

#### **Unified Development Ordinance Amendment (Floodplain)**

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

### **2212-PUD-20 [CONTINUED]**

#### **Wheeler Landing PUD Amendment VI**

*Southwest corner of 186th Street and Kinsey*

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

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## **ITEMS WITHDRAWN**

### **2206-PUD-11 [WITHDRAWN]**

#### **Towne Road Crossing PUD Amendment I**

*South of SR 32, west of Little Eagle Creek Avenue*

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

*(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

## **REPORTS/COMMENTS:**

[\*YouTube Time: 33:45\*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

## **ADJOURNMENT**

Deck motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.  
The meeting adjourned at 7:40 p.m.

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## **Signature Page for APC Minutes for December 5, 2022**

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary